179.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,800 / 714,800
					USE VALUE:	714,800 / 714,800
					ASSESSED:	714,800 / 714,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
209		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VIGOROSO RENEE J/ TRUSTEE
Owner 2:	RENEE J VIGOROSO REVOCABLE
Owner 3:	TRUST
Street 1:	209 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VIGOROSO RENEE J -
Owner 2:	LIFE ESTATE -
Street 1:	209 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,851 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2278 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8851.000	234,900		479,900	714,800
Total Card	0.203	234,900		479,900	714,800
Total Parcel	0.203	234,900		479,900	714,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.73 | /Parcel: 313.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121362
GIS Ref	
GIS Ref	
Insp Date	07/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,900	0	8,851.	479,900	714,800	714,800	Year End Roll	12/18/2019
2019	101	FV	194,000	0	8,851.	473,000	667,000	667,000	Year End Roll	1/3/2019
2018	101	FV	194,000	0	8,851.	363,300	557,300	557,300	Year End Roll	12/20/2017
2017	101	FV	194,000	0	8,851.	342,800	536,800	536,800	Year End Roll	1/3/2017
2016	101	FV	194,000	0	8,851.	315,300	509,300	509,300	Year End	1/4/2016
2015	101	FV	181,100	0	8,851.	294,800	475,900	475,900	Year End Roll	12/11/2014
2014	101	FV	181,100	0	8,851.	271,500	452,600	452,600	Year End Roll	12/16/2013
2013	101	FV	181,100	0	8,851.	271,500	452,600	452,600		12/13/2012

!14064!

PRINT

Date	Time
12/11/20	03:56:45

LAST REV

Date	Time
08/21/18	09:31:26
apro	
14064	

USER DEFINED

Prior Id # 1:	121362
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VIGOROSO RENEE	70976-342	1	5/7/2018	Convenience	1	No	No		
VIGOROSO HUGO R	48554-407		11/27/2006	Family	100	No	No		Hugo R Vigoroso dod 5/13/2014
VIGOROSO HUGO/E	24313-487		3/1/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2015	1319	Manual	2,269		9/10/2015			Air sealing and in
4/29/1997	196	Manual	4,383	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	355	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
12/21/1999	Meas/Inspect	264	PATRIOT
7/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8851		Sq. Ft.	Site		0	70.	0.77	6									479,869						479,900	

Total AC/HA: 0.20319 | Total SF/SM: 8851 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 479,869 | Spl Credit | Total: 479,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28100955
Const Adj.:	0.99989998
Adj $ / SQ:	134.493
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340396
Depreciation:	105523
Depreciated Total:	234873

COMMENTS

OF=TOILET BMT SHOWER STALL IN BMT
NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

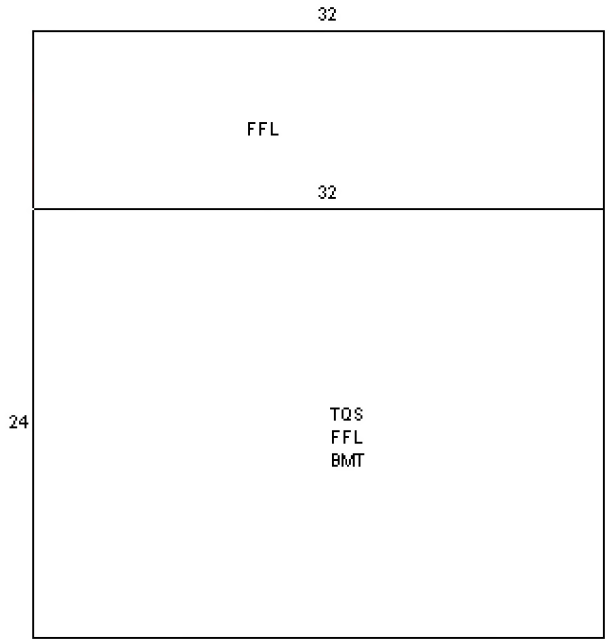
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.49
Special Features:	0	Val/Su Net:	96.59
Final Total:	234900	Val/Su SzAd	141.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	134.490	146,328
BMT	Basement	768	61.330	47,100
TQS	3/4 Story	576	134.490	77,468

Net Sketched Area:	2,432			Total:	270,896
Size Ad	1664	Gross Are	2624	FinArea	2278

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	